



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

October 29, 2014

Frank Stearns  
Donohue and Stearns, PLC  
201 Liberty Street  
Leesburg, VA 20175

RECEIVED  
Department of Planning & Zoning

DEC 16 2014

Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 90-S-021

Dear Mr. Stearns:

At a regular meeting of the Board of Supervisors on October 28, 2014, the Board approved Special Exception Amendment Application SEA 90-S-021 in the name of Milestone Tower LP, III D/B/A Milestone Communications and Celco Partnership D/B/A Verizon Wireless. The subject property is located at 15001 Lee Highway, on approximately 2.76 acres of land, zoned R-C and WS in the Sully District [Tax Map 64-2 ((3)) 26A]. The Board's action amends Special Exception Application SE 90-S-021 previously approved for electric substation to permit a telecommunication facility and associated modifications to site design and development conditions, pursuant to Section 3-C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (\*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat (SEA Plat), entitled "Novec-Johnson Substation", prepared by Entrex Communications, and dated May 28, 2013 as revised through September 17, 2014, consisting of 15 sheets, and these conditions (Sheet Z-2 has been intentionally deleted from the SE Plat).

Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Since this SEA proposes no modifications to the existing Johnson Electrical Substation facility, the existing electrical substation facility itself shall remain subject to the specifications and details depicted on the prior SE Plat (SE 90-S-021), consisting of three sheets entitled "Johnson Substation", prepared by R.B. Thomas Jr., Ltd., and dated March 9, 1990 as revised through September 11, 1990, except where specifically superseded by information on the current SEA Plat.

4. Landscaping shall be provided and maintained in good condition as shown on the SEA Plat, and as conditioned. Additional landscaping shall be provided along the western site boundary, as determined necessary by the Urban Forest Management Division of DPWES, at the time of site plan review, to provide screening adequate to meet the general intent of both the prior SE Plat and the SEA Plat.\*
5. Six parking spaces shall be provided on the site, as depicted on the SEA Plat (four to serve the electrical substation and two to serve the telecommunications facility).\*
6. As determined by the Department of Public Works and Environmental Services (DPWES) at the time of site plan review, on-site Stormwater Management (SWM) and Best Management Practice (BMP) facilities shall be provided, in conformance with the SEA Plat, to satisfy all applicable County Stormwater Ordinance requirements. The applicant shall be allowed the flexibility to include additional treatment facilities, as depicted on Exhibit A of these conditions. Any major modification necessary to satisfy Ordinance requirements, or any further encroachment into the required transitional screening areas shall require an amendment to this SEA.\*
7. Erosion and sediment control practices shall be implemented, if determined needed by DPWES, to protect the pond area located on the north side of Lee Highway.\*
8. Information concerning the specific content of hazardous materials in the three transformers and an emergency response plan for containing potential spills or leaks shall be on file with the Fairfax County Fire and Rescue Department for implementation during emergencies.\*
9. The location of the existing natural gas pipeline within the adjacent Columbia Gas line easement shall be provided on the site plan at time of submission to DPWES to protect the line from damage during construction.\*
10. Prior to site plan approval, an access easement shall be recorded and all necessary permissions received to ensure legal access to the site through neighboring Park Authority property, as depicted on the SEA Plat, to encompass the roadway and all related stormwater management. [new condition]

11. All antennas and supporting hardware mounted on the telecommunications tower shall be of a material or color that closely matches and blends with the tower structure. [new condition]
12. Prior to the installation of landscape material to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFMD shall be contacted (703-324-1770) a minimum of three (3) days prior to the meeting on site. [new condition]
13. Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Contractor/Developer and the Landscape Contractor. [new condition]
14. No commercial advertising or signs shall be allowed on any telecommunications tower or equipment on the site. [new condition]
15. If any additions, changes or modifications are to be made to the proposed tower, the Director of DPWES shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. [new condition]

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.


Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.

SEA 90-S-021  
October 29, 2014

-4-

Please note that on October 22, 2014, the Planning Commission approved Public Facilities Application 2232-Y13-10.

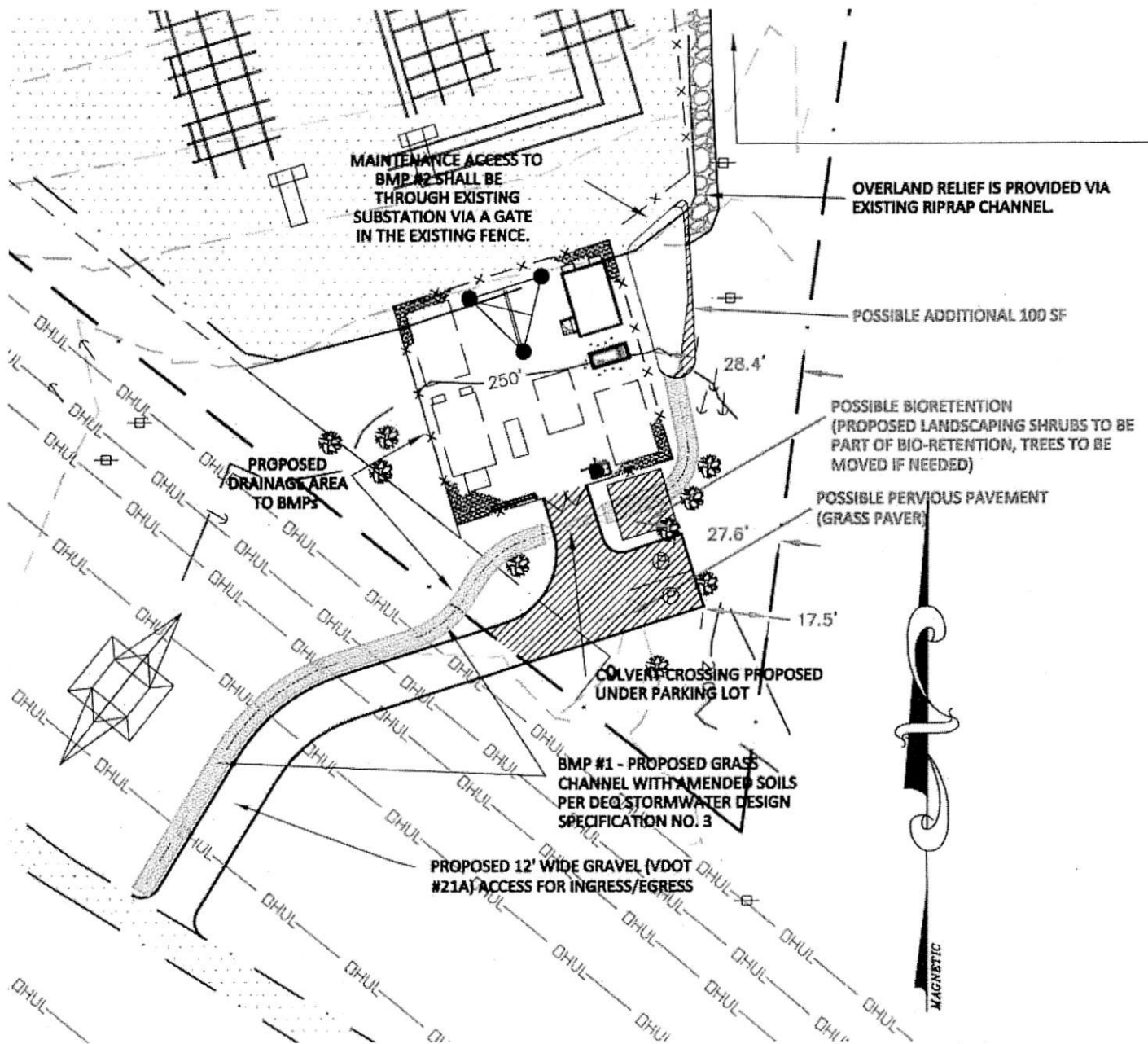
Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation, Planning Division  
Donald Stephens, Department of Transportation  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

## Stormwater Management Exhibit A



**COUNTY OF FAIRFAX****Department of Planning and Zoning****Zoning Evaluation Division**

12055 Government Center Parkway, Suite 801

Fairfax, VA 22035 (703) 324-1290, TTY 711

[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)APPLICATION No: *\*Name change only*

SEA 90-S-021

(Staff will assign)

RECEIVED  
Department of Planning & Zoning

SEP 25 2014

Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Milestone Tower LP, III d/b/a Milestone Communications and Celco Partnership d/b/a Verizon Wireless
	<b>MAILING ADDRESS</b> 12100 Sunset Hills Road Reston, VA 20107
	<b>PHONE HOME ( N/A )</b> <b>WORK ( 703 ) 262-2555</b>
	<b>PHONE MOBILE (N/A )</b>
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 15001 Lee Highway, Centreville, VA 20121
	<b>TAX MAP NO.</b> 0642 03 0026A <b>SIZE (ACRES/SQ FT)</b> 2.7584 acres/120,156 sq. ft.
	<b>ZONING DISTRICT</b> R-C <b>MAGISTERIAL DISTRICT</b> Sully Overlay District-Water Supply Protection (WS)
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 9-104
	<b>PROPOSED USE</b> Electrical substation-amending 1990 Special Exception to allow a telecommunications facility consisting of a 130 feet tall lattice tower and related equipment in a 3,600 sq.ft. leased equipment compound area.
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Frank W. Stearns, Esq.
	<b>MAILING ADDRESS</b> Donohue and Stearns, PLC 201 Liberty Street Leesburg, VA 20175
	<b>PHONE NUMBER</b> N/A <b>HOME</b> N/A <b>WORK</b> 703-726-2547
	<b>PHONE NUMBER</b> <b>MOBILE</b>
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.	
Frank W. Stearns, Esq. <b>TYPE/PRINT NAME OF APPLICANT/AGENT</b> <b>SIGNATURE OF APPLICANT/AGENT</b>	

**DO NOT WRITE IN THIS SPACE**Date application accepted: September 25, 2014

Application Fee Paid: \$

# SEA 90-S -021

## Zoning Application Closeout Summary Report

Printed: 12/10/2014

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### General Information

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**APPLICANT:** MILESTONE TOWER LP, III D/B/A MILESTONE COMMUNICATIONS AND CELLCO PARTNERSHIP D/B/A VERIZON  
**DECISION DATE:** 10/28/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MICHAEL LYSKEY  
**SUPERVISOR DISTRICT:** SULLY (PREV P)

#### DECISION SUMMARY:

ON OCTOBER 28, 2014, THE BOARD UNANIMOUSLY APPROVED SEA 90-S-021 ON A MOTION BY SUPERVISOR FREY SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 28, 2014.

THE BOARD ALSO APPROVED ASSOCIATED WAIVERS AND MODIFICATIONS (DATED OCTOBER 28, 2014), AS FOLLOWS:

- MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS (PER SECT. 13-305, PAR. 3) TO CONSIDER EXISTING VEGETATION AND PROPOSED VEGETATION, AS DEPICTED ON THE SEA PLAT, AND AS CONDITIONED, AS SATISFYING REQUIREMENTS.
- MODIFICATION OF BARRIER REQUIREMENTS TO CONSIDER THE EXISTING 11-FOOT CHAIN-LINK FENCE WITH SLATS, AND THE PROPOSED 8-FOOT CHAIN-LINK FENCE WITH SLATS, AS DEPICTED ON THE SEA PLAT, AS SATISFYING REQUIREMENTS.
- CONTINUE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG LEE HIGHWAY.
- DIRECT THE DIRECTOR OF DPWES TO CONTINUE A WAIVER OF THE DUSTLESS SURFACE REQUIREMENT OF THE PFM, TO ALLOW THE GRAVEL DRIVEWAY AND PARKING AREAS SHOWN ON THE SEA PLAT.

(THE PLANNING COMMISSION ALSO APPROVED THE CONCURRENT 2232-Y13-10 ON OCTOBER 22, 2014)

#### APPLICATION DESCRIPTION:

AMEND SE 90-S-021 PREVIOUSLY APPROVED FOR ELECTRIC SUBSTATION TO PERMIT TELECOMMUNICATION FACILITY

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### Zoning Information

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Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				R- C	2.76 ACRES

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### Tax Map Numbers

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0642 ((03)) ( )0026 A

12/10/2014

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## Approved Land Uses

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Zoning District: R- C

LAND USE	DUS	RES LAND AREA	ADU'S	WDU'S	GEA	FAR	NRES LAND AREA	
ELEC/SUBST								
MOBIL/TELE						0.01	2.76	ACRES
TOTALS						0.01	2.76	ACRES

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## Approved Waivers/Modifications

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MODIFY BARRIER REQUIREMENT

MODIFY TRANSITIONAL SCREENING REQUIREMENT

WAIVE DUSTLESS SURFACE

WAIVE SERVICE DRIVE REQUIREMENT

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## Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 10-28-2014

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
PARKING	01-01-0001	0	SITE PLAN	0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	SITE PLAN	0	01-01-0001
SWM / BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	SITE PLAN	0	01-01-0001
COORDINATION WITH UTILITIES	01-01-0001	0	SITE PLAN	0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
ACQUISITION OF OFF-SITE EASEMENTS / ROW	01-01-0001	0	SITE PLAN	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	SITE PLAN	0	01-01-0001
HAZARDOUS MATERIAL (CONTROL / DISPOSAL)	01-01-0001	0	N/A	0	01-01-0001
EROSION AND SEDIMENT CONTROL	01-01-0001	0	SITE PLAN	0	01-01-0001
ANTENNA	01-01-0001	0	BLDG SIGN PRMT	0	01-01-0001
STEALTH TREATMENT (TREE POLES, ETC.)	01-01-0001	0	BLDG SIGN PRMT	0	01-01-0001

12/10/2014